



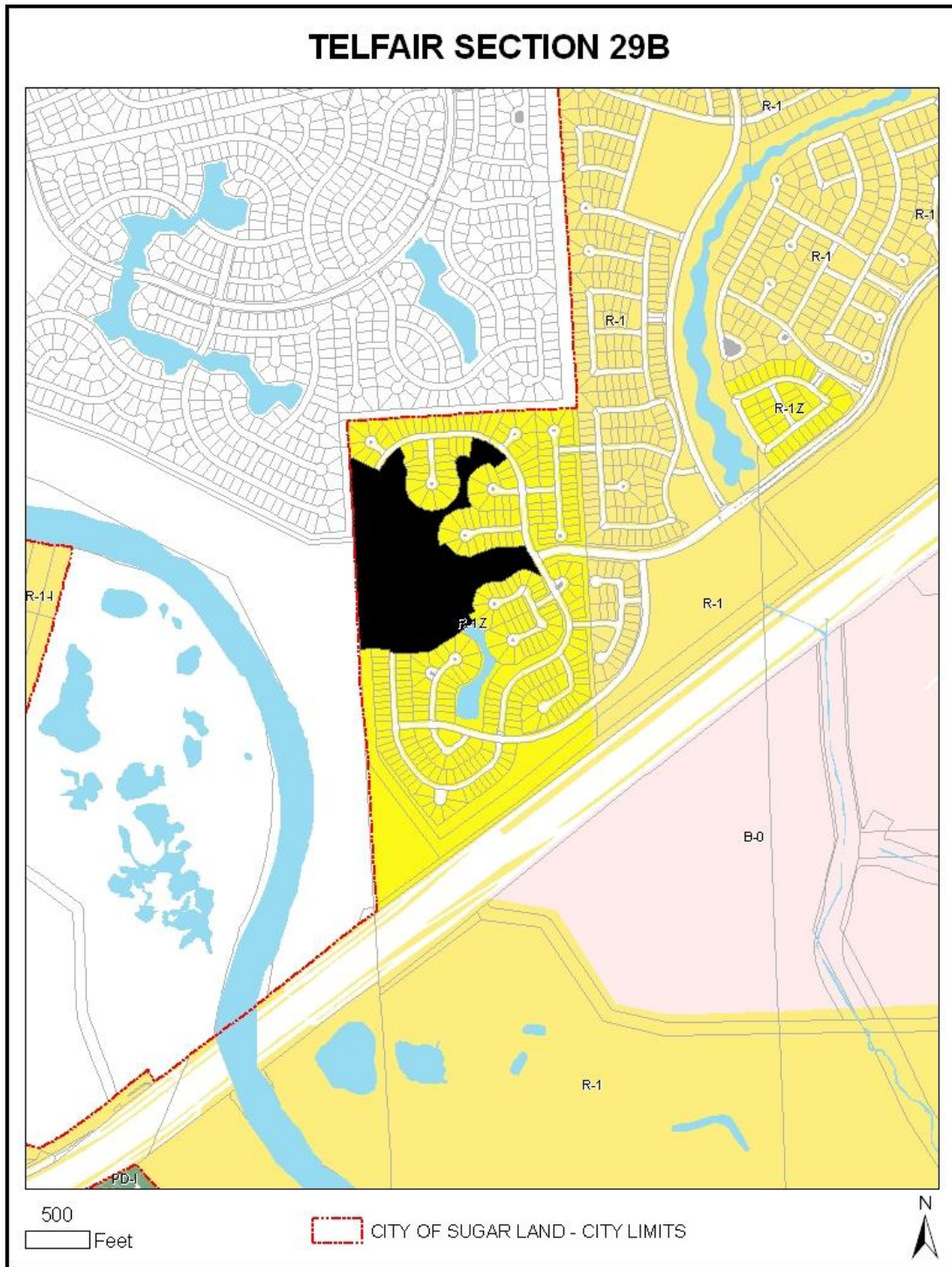
PLANNING & ZONING COMMISSION

AGENDA REQUEST

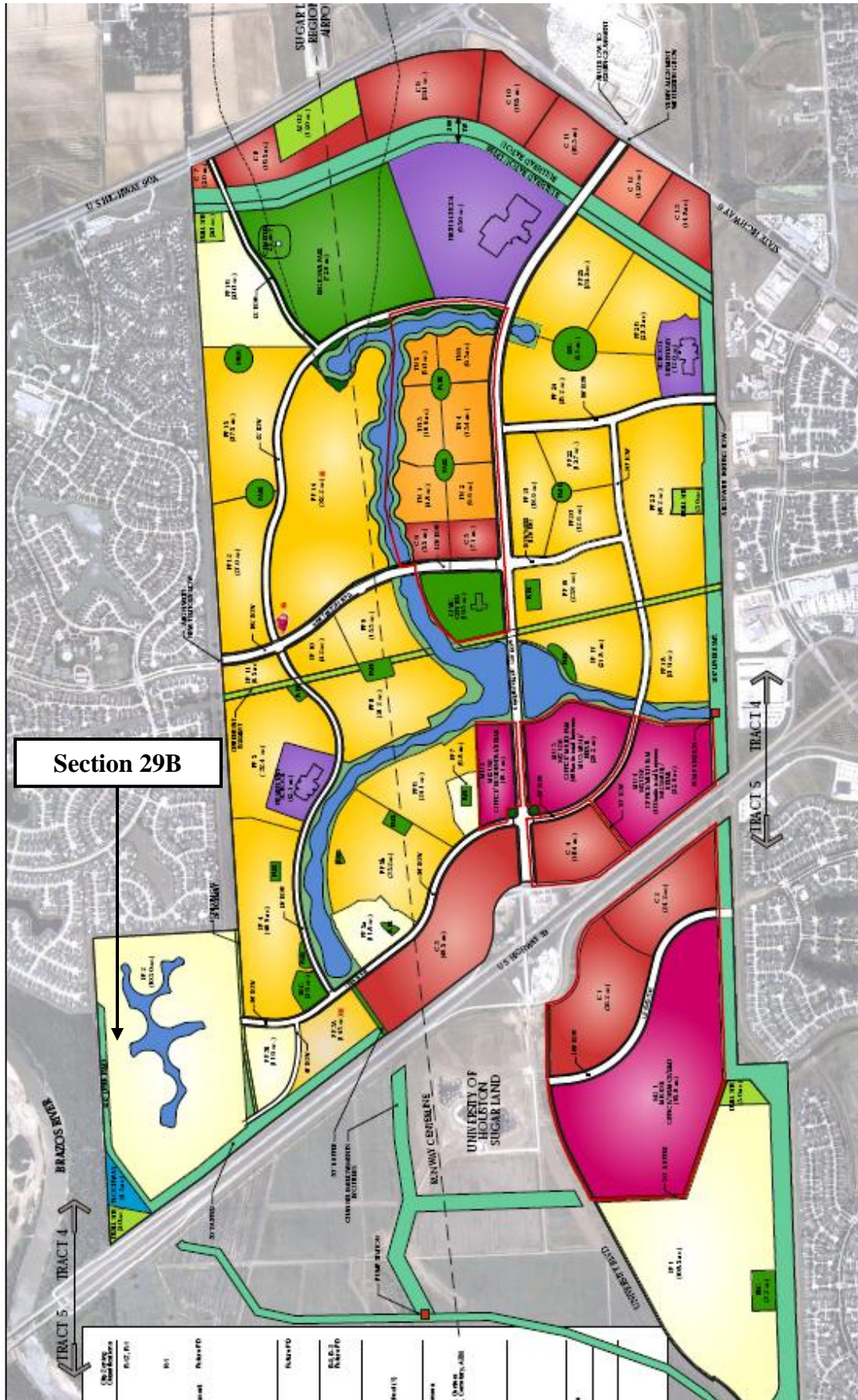
AGENDA OF:	11/9/10	AGENDA REQUEST NO:	VII-C
INITIATED BY:	RUTH LOHMER, AICP SENIOR PLANNER <i>RL</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	RUTH LOHMER, AICP SENIOR PLANNER	ASSISTANT PLANNING DIRECTOR:	N/A
		ADDITIONAL DEPARTMENT. HEAD (S):	N/A
SUBJECT / PROCEEDING:	TELFAIR SECTION 29B – PRELIMINARY PLAT CONSIDERATION AND ACTION		
EXHIBITS:	VICINITY MAP, TELFAIR GENERAL PLAN , PROPOSED PLAT		
CLEARANCES		APPROVAL	
LEGAL:	N/A	INTERIM PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
RECOMMENDED ACTION			
Approval of Telfair Section 29B Preliminary Plat with one condition to be satisfied prior to final plat approval: <ul style="list-style-type: none">Add arrows indicating the zero setback side of each lot			
EXECUTIVE SUMMARY			
<p>This is a proposed Preliminary Plat of Telfair Section 29B, consisting of 29.20 acres located in the City limits, in Fort Bend County MUD 137 and in LID 17. The plat includes 55 residential lots and five reserves dedicated to landscape, open space, utilities, and drainage. Included within the boundary of the plat is the LID 17 lake which is bounded on the north, south, and east sides by Telfair Sections 29A, 30, and 28. Access to this subdivision is provided by Ralston Branch Way, through Telfair Section 29A and Telfair Section 30. The Telfair General Plan designates this area as detached single family residential, and to be zoned R-1Z. City Council approved Ordinance No. 1569 on June 20, 2006, which permanently zoned the property Zero Lot Line Single Family Residential (R-1Z). The Telfair Section 29B Preliminary Plat meets all R-1Z zoning district development regulations, including lot area, width, depth and yards, and is in conformance with the Telfair General Plan. This plat completes street connectivity for the entire area zoned R-1Z.</p> <p>CC: Phil Mullan, P.E., pmullan@browngay.com Tim White, P.E., twhite@newlandco.com</p> <p>File No. 12654</p>			

EXHIBITS

Vicinity Map:



Telfair General Plan Amend. No. 4



[illegible]

[illegible]

SHEET 2 OF

Downloaded from <http://ajphaphapublications.sagepub.com> at National Archive Publishing Co on May 12, 2015